

176.0

Map

0009

Block

0009.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 663,600 /

USE VALUE: 663,600 /

ASSESSed: 663,600 /

Total Card /

Total Parcel

663,600

663,600

663,600

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

53

WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PENG YUNSHAN

Owner 2: YANG LIPING

Owner 3:

Street 1: 53 WILBUR AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

4672.000

271,500

392,100

663,600

Total Card

0.107

271,500

392,100

663,600

Total Parcel

0.107

271,500

392,100

663,600

Source: Market Adj Cost

Total Value per SQ unit /Card: 384.03

/Parcel: 384.03

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

07/31/18

Parcel ID

176.0-0009-0009.A

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

271,500

0

4,672.

392,100

663,600

Year end

12/23/2021

2021

101

FV

262,300

0

4,672.

392,100

654,400

Year End Roll

12/10/2020

2020

101

FV

262,300

0

4,672.

392,100

654,400

654,400

Year End Roll

12/18/2019

2019

101

FV

218,400

0

4,672.

386,500

604,900

604,900

Year End Roll

1/3/2019

2018

101

FV

220,400

0

4,672.

296,900

517,300

517,300

Year End Roll

12/20/2017

2017

101

FV

220,400

0

4,672.

280,100

500,500

500,500

Year End Roll

1/3/2017

2016

101

FV

220,400

0

4,672.

257,700

478,100

478,100

Year End

1/4/2016

2015

101

FV

206,700

0

4,672.

240,900

447,600

447,600

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Owner 1: HURLEY MARGARET -

Owner 2: LIFE ESTATE -

Street 1: 53 WILBUR AVE

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

HURLEY MARGARET

1344-114

9/21/2007

442,000

No

No

HURLEY JOHN J J

1246-22

11/30/2001

Family

1

No

No

667-152

1/1/1901

No

No

N

Building Permits

Activity Information

Code

Descrip/No

Amount

Com. Int

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

10/19/2007

960

Re-Roof

5,000

G9

GR FY09

Date

Result

By

Name

7/31/2018

Inspected

CC

Chris C

6/15/2018

MEAS&NOTICE

BS

Barbara S

12/3/2008

MLS

MM

Mary M

10/18/2008

Meas/Inspect

197

PATRIOT

2/23/2000

Inspected

276

PATRIOT

1/6/2000

Mailer Sent

12/22/1999

Measured

276

PATRIOT

7/22/1993

TH

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

LAND SECTION (First 7 lines only)

PROPERTY FACTORS

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

4672

Sq. Ft.

Site

0

70.

1.20

6

392,111

392,100

Total AC/HA: 0.10725

Total SF/SM: 4672

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 392,111

Spl Credit

Total: 392,100

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St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

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GIS Ref

GIS Ref

Insp Date

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Parcel ID

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Use

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Bldg Value

Yrd Items

Land Size

Land Value

Total Value

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Notes

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2022

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4,672.

392,100

663,600

Year end

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2021

101

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262,300

0

4,672.

392,100

654,400

Year End Roll

12/10/2020

2020

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4,672.

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Year End Roll

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Year End Roll

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296,900

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517,300

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Year End Roll

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Postal: 02476

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

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1344-114

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442,000

No

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1246-22

11/30/2001

Family

1

No

No

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1/1/1901

No

No

N

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Activity Information

Code

Descrip/No

Amount

Com. Int

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

10/19/2007

960

Re-Roof

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G9

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Date

Result

By

Name

7/31/2018

Inspected

CC

Chris C

6/15/2018

MEAS&NOTICE

BS

Barbara S

12/3/2008

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Mary M

10/18/2008

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TH

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

LAND SECTION (First 7 lines only)

PROPERTY FACTORS

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

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4672

Sq. Ft.

Site

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70.

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Street 1: 53 WILBUR AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

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271,500

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271,500

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4,672.

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Year end

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2021

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262,300

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4,672.

392,100

654,400

Year End Roll

12/10/2020

2020

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Year End Roll

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Last Visit

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10/19/2007

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BS

Barbara S

12/3/2008

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Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

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CARD

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663,600

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No

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53

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Type:

Use Code

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Building Value

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Land Value

Total Value

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392,100

663,600

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Date

2022

101

FV

271,500

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4,672.

392,100

663,600

Year end

12/23/2021

2021

101

FV

262,300

0

4,672.

392,100

654,400

Year End Roll

12/10/2020

2020

101

FV

262,300

0

4,672.

392,100

654,400

654,400

Year End Roll

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2019

101

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218,400

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386,500

604,900

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Year End Roll

1/3/2019

2018

101

FV

220,400

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296,900

517,300

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2016

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257,700

478,100

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MEAS&NOTICE

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***AssessPro* Patriot Properties, Inc**